

Summary of Tysons Corner Coordinating Committee Meeting  
July 25, 2005 7:00 PM  
Fairfax Chamber of Commerce, 8230 Old Courthouse Road

- I. Call to Order: Committee approved July 11, 2005 meeting summary and received a McLean Citizen Association Resolution handout dated June 25, 2005.
- II. Discussion on Existing and Planned Non-Motorized Facilities: Bruce Wright reviewed and discussed with the committee two maps showing existing and planned trails for Tysons Corner and one handout summarizing the Pedestrian and Transit Oriented Design guidelines in the current Plan for Tysons Corner. Mr. Wright concluded the discussion with the following observations: 1) many existing trails do not meet the 8' wide standard for bike trails; 2) four foot wide trails/sidewalks are inadequate for cyclists; 3) the current Trails Plan does not dictate surface types (asphalt vs. concrete); and 4) Rt. 7, Rt. 123 and I-495 have limited access and very poor pedestrian crossings which need to be improved.

See the handouts:

- 1) [Excerpt from the Comprehensive Plan on Pedestrian and Transit Oriented Design](#)
- 2) [Tysons Corner Existing Trails Map](#)
- 3) [Tysons Corner Trails Plan Map](#)

- III. Urban Land Institute (ULI) Washington Reality Check: John Bailey from the Urban Land Institute showed the committee a video presentation about the ULI Washington Reality Check process held in February 2005. The exercise recognized a need to develop a regional set of principles to govern where a projected 2 million new residences and 1.6 million jobs will go in the future. The major consensus points during this event were: 1) the need to protect open space within the region, 2) the need to focus more development near transit, 3) the need to improve the jobs/housing balance, 4) the need to create more mixed use nodes, and 5) the need to promote affordable housing.

Mr. Bailey described the results of the exercise for Tysons Corner. COG forecasts show approximately 90,000 current jobs in Tysons Corner with a potential to gain 42,000 jobs and 7,100 households by the year 2030. However, the Reality Check event allocated less job growth, about a 20,000 job increase, and a greater increase in housing, about 11,000 more housing units. For further information, the <http://www.realitycheckwashington.org/> website includes the video presentation and an executive summary about the event.

- IV. Presentation on the Issues Fairfax: Tysons Corner 2030: William Lecos, president of the Fairfax County Chamber of Commerce, presented to the committee a summary of the forum on the future of Tysons Corner held in April 2005 at George Mason University (GMU). Mr. Lecos synthesized presentations by Dr. Stephen Fuller of GMU and Joe Brown of the consulting firm EDAW that were given at the forum. He also presented the results of the forum's breakout sessions.

Key consensus points were: 1) Tysons Corner is the cornerstone of the County's commercial tax base; 2) density and mixed use is vital to managing growth and maximizing the benefits of mass transit; and 3) forward thinking is necessary to truly make Tysons Corner the County's urban center.

The top issues identified were: 1) the need to improve the area's connectivity, 2) improving/providing intermodal circulation, 3) creating a culture of energy that includes public spaces, 4) making housing a focus to improve the jobs/housing balance, 5) establishing sense of place and 6) providing an inclusive visioning process to address these issues. For further information, see the Chamber of Commerce website, <http://www.fccc.org/event/issuesfairfax>.

[Also, see the Fairfax County Chamber's PowerPoint presentation on Issues Fairfax: Tysons Corner 2030](#)

- V. Presentation on Tysons Corner: Existing Features, Transit Oriented Design (TOD) and the Potential for Change: Craig Watson from HNTB presented to the committee the existing features in Tysons Corner and discussed the Tysons Corner Urban Center Plan objectives and TOD principles. He highlighted some of the elements for creating a sense of place in Tysons Corner and showed examples of where TOD is currently working.

[See HNTB's PowerPoint presentation on Existing Features, Transit Oriented Design, and the Potential for Change](#)

After the presentation, the committee discussed several challenges and barriers to TOD that include: 1) VDOT road standards may deter the provision of pedestrian oriented streets; 2) Financing may be difficult with parking reductions for projects near rail stations; 3) Fragmentation of ownership at some rail stations may make consolidation difficult; 4) Stronger economic incentives may be needed to provide affordable and workforce housing; 5) Virginia legal constraints may limit development opportunities, such as condos cannot be developed on leased land; 6) Mixed use development is not always economically feasible; and 7) the American Disability Act (ADA) needs to be appropriately implemented in future development: the smart application vs. the letter of the law.

The Committee requested additional information: 1) a presentation from VDOT on road design standards, 2) property ownership information, and 3) a map showing current private and public streets.

- VI. Community Outreach: The committee discussed several methods for community outreach and reached consensus to seek professional facilitation. The committee also requested information on outreach for the I-66 project and Montgomery County's Transportation Policy Study. The committee requested a work plan to be discussed at the next meeting.
- VII. Other Business: The committee received additional information concerning the current Plan's intensity near rail stations. In addition, a comment was made to modify the July 11<sup>th</sup> meeting summary, which was to note that the existing condition presentation on transportation did not address bike and pedestrian issues in Tysons.

The committee also agreed to the meeting schedule below for the remaining meetings in 2005. No meetings will take place in the month of August.

September 12, 2005	November 7, 2005
September 26, 2005	November 21, 2005
October 10, 2005	December 5, 2005
October 24, 2005	December 19, 2005

VIII. Next meeting: Monday, September 12, 2005, 7 PM., Fairfax County Chamber of Commerce, 8230 Old Courthouse Road. Topics to discuss include:

- 1) VDOT presentation on road design standards and exceptions,
- 2) Draft Work Plan and community outreach,
- 3) Other Business:
  - i. Tysons Corner Landowners Map,
  - ii. Follow-up on intensity around other Metro Stations.

IX. Adjourn (Meeting adjourned 9:55 PM)